

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, July 31, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, July 26, 2024, at 4:24 P.M.

An addendum was posted on Monday, July 29, 2024, at 4:50 P.M.

CALL TO ORDER

Vice-Chair Lakin called the meeting to order at 5:07 P.M.

ROLL CALL:

Hall-Harper	Absent	Bengel	Present
Cue	Absent	Decter Wright	Absent
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	6	
	Absent:	3	

STAFF PRESENT
Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Marissa Gomez, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Anna Thao – Appointment to the Asian Affairs Commission: Vacant Seat; term expires July 1, 2026. (CD-7) [UED 7/24/24; CC 7/31/24] 24-733-1
- b. Meg Chang – Appointment to the Asian Affairs Commission: Vacant Seat; term expires July 1, 2028. (CD-4) [PW 7/24/24; CC 7/31/24] 24-734-1
- c. Tina Pena – Reappointment to the Tulsa Performing Arts Center Trust; term expires June 30, 2027. (Attended 9/11 meetings.) (CD-9) [UED 7/24/24; CC 7/31/24] 24-732-1

Public Comments:
John Huffines – 2.a – 2.c.

Councilor Patrick moved to approve 2.a – 2.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 6	Nays: 0	Absent: 3	Abstentions: 0

Motion carried.

3. **PUBLIC HEARINGS**

- a. Public Hearing to receive comments from citizens regarding the proposed closing of a portion of a Public Way requested by Chris Tabberer, to close a portion of the public way located at 22 W. 10th St. The alleyway is situated between S. Boulder Ave., S. Main St., W. 10th St. in Block 194 of Original Townsite of Tulsa, Plat No. 0510. The requested closing of the public way is for First United Methodist Church of Tulsa. (CD-4) (Public Hearing: 7/31/24) [PW 7/31/24; CC 7/31/24; CC 8/7/24] 24-746-3

Councilor Patrick moved to enter Public Hearing on 3.a. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 6 Nays: 0 Absent: 3 Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:09 P.M.

There were no speakers.

Without objection, Council exited Public Hearing on 3.a at 5:09 P.M.

4. **MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by Independent School District No. 1 of Tulsa County, Oklahoma of property located at 1110 E. 45th Pl. S., Parcel 608, Unplatted, required for infrastructure improvements for the Brookside Library Project. IDP 156120. (CD-9) [CC 7/31/24] 24-760-1
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by Heater Specialists, LLC of property located at 3171 N. Toledo Ave., Parcel 1A, North Toledo Industrial Park Addition, required for the 3171 N. Toledo Ave. Culvert Design Project. (CD-1) [CC 7/31/24] 24-761-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by Heater Specialists, LLC of property located at 3171 N. Toledo Ave., Parcel 2A, Gilcrease Freeway Industrial Park B3-10 Addition, required for the 3171 N. Toledo Ave. Culvert Design Project. (CD-1) [CC 7/31/24] 24-762-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by Heater Specialists, LLC of property located at 3171 N. Toledo Ave., Parcel 3A, Gilcrease Freeway Industrial Park B3-10

Addition, required for the 3171 N. Toledo Ave. Culvert Design Project. (CD-1) [CC 7/31/24] 24-763-1

- f. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by DLB Investments, LLC of property located at 6611 S. 101st E. Ave., Home Center Amended Addition, required for the DLB Investments, LLC Project. (CD-7) [CC 7/31/24] 24-764-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of an A.B. Taylor cylinder printing press, including a drawer cabinet that contains types, spare rollers, and type trays used to print the Cherokee Advocate newspaper, which has been on long-term loan to the Cherokee Nation since 2009 and will remain on permanent display at the Court House Museum, to the Cherokee Nation via Cherokee Nation Entertainment, LLC, from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 7/31/24] 24-757-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: August 2024 Guthrie Green Events scheduled for August 1-25, 2024, at 111 E. Reconciliation Way. (CD-1) [CC 7/31/24] 24-753-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for August 3, 10, 17, 24, 31, 2024, at 1 S. Lewis Ave. (CD-4) [CC 7/31/24] 24-750-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sip and Slide scheduled for August 3, 2024, at 100 N. Boulder Ave. (CD-1) [CC 7/31/24] 24-751-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Firehouse 5K scheduled for August 24, 2024, starting at 1800 S. Boston Ave. (CD-4) [CC 7/31/24] 24-749-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field August Events scheduled for August 1-18, 2024, at 201 N. Elgin Ave. (CD-4) [CC 7/31/24] 24-752-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 9th Annual Lift Every Baby Event scheduled for August 17, 2024, at 100 N. Greenwood Ave. (CD-1) [CC 7/31/24] 24-748-1

Public Comments:
John Huffines – 4.b, 4.h.

Councilor Patrick moved to approve 4.b – 4.m. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 6 Nays: 0 Absent: 3 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for 9100 Delaware Addition, consisting of Four (4) Lots, One (1) Block on 8.17 ± acres located west of the NW/c of E. 91st St. S. and S. Delaware Ave. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-2) [CC 7/31/24] 24-741-1
- b. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for QuikTrip No. 0046 Addition, consisting of One (1) Lot, One (1) Block on 5.12 ± acres located at the SW/c of 46th St. N. and N. 125th E. Ave. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-3) [CC 7/31/24] 24-742-1
- c. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Replat of Lot 1 in Woodland Hills Mall Addition, consisting of One (1) Lot, One (1) Block on 12.01 ± acres located north of the NE/c of E. 71st St. S. and S. Memorial Dr. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-7) [CC 7/31/24] 24-743-1

Councilor Patrick moved to approve 5.a – 5.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 6 Nays: 0 Absent: 3 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Section 1400, “Noises”, of Chapter 14, “Disturbing the Peace”, Title 27, “Penal Code”, Tulsa Revised Ordinances. (**Emergency Clause**) (Bengel) [PW 7/24/24; CC 7/31/24; CC 8/7/24] 24-739-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way requested by Chris Tabberer, to close a portion of the public way located at 22 W. 10th St. The alleyway is situated between S. Boulder Ave., S. Main St., W. 10th St. in Block 194 of Original Townsite of Tulsa, Plat No. 0510. The requested closing of the public way is for First United Methodist Church of Tulsa. (CD-4) (Public Hearing: 7/31/24) [PW 7/31/24; CC 7/31/24; CC 8/7/24] 24-746-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Andy Blankenship for property located at 3714 E. 11th St., for a building to be constructed. (CD-4) [PW 7/31/24; CC 7/31/24; CC 8/7/24] 24-768-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Jaime Skipper for property located at 266 E. Independence St., for future development. (CD-1) [PW 7/31/24; CC 7/31/24; CC 8/7/24] 24-769-2

Without objection, items 6.a – 6.d were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7776 from CS with an Optional Development Plan and AG to CG with an Optional Development Plan for property located south of the SE/c of E. 91st St. S. and S. Mingo Rd. requested by Lou Reynolds. (Property owner: Global Development, LLC) (CD-7) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning with an Optional Development Plan.) [UED 7/17/24; CC 7/24/24; CC 7/31/24] 24-690-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7777 from CS and RS-3 to CS for property located at the NE/c of E. Pine St. and N. Greenwood Ave. requested by Cedar Creek Consulting, Inc. - Jason Emmett, PE. (Property owner: Tulsa Economic Development Corporation) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CS zoning.) [UED 7/17/24; CC 7/24/24; CC 7/31/24] 24-691-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one million, two hundred eighty-eight thousand, two hundred ninety-nine dollars and ninety-three cents (\$1,288,299.93) from grant revenues received from the United States Treasury American Rescue Plan Act SubFund. (Rudisill Resilience Hub, IT-AV needs, DCE-Path to Home, Big Heart Harlow Creek) [UED 7/24/24; CC 7/24/24; CC 7/31/24] 24-722-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of six hundred thousand dollars (\$600,000.00) between departments, account groups, and projects from grant revenues received from the United States Treasury American Rescue Plan Act SubFund. (IT Audio Video Upgrades) [UED 7/24/24; CC 7/24/24; CC 7/31/24] 24-723-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four hundred two thousand dollars (\$402,000.00) recognized from unappropriated fund balance within the TMUA Sewer Operating Fund. (Three (3) Vactor Trucks) [UED 7/24/24; CC 7/24/24; CC 7/31/24] 24-726-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Nathalie Cornett, Eller & Detrich, PC, on behalf of Saint Francis Hospital South for property located at 10507 E. 91st St., for future expansion of Saint Francis Hospital South. (CD-7) [PW 7/24/24; CC 7/24/24; CC 7/31/24] 24-730-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Subsection C, "Experience", Subsection D, "Retesting", and Subsection E, "Issuance of Certificates of Competency", of Section 200, "Examination and Licensing of Stationary Engineers and Process Steam Boiler Operators", and amending Subsection B, "Periods of Duty established for Stationary Engineers and Process Steam Boiler Operator operating mechanical equipment requiring Licensed Operators", and Subsection E, "Operating Procedures for Process Steam Boilers", adopting new Subsection "F", "Operating Procedures for Process Steam Boilers monitored with computerized safety equipment" of Section 201, "Mechanical Equipment requiring Licensed Operators", of Chapter 2, "Stationary Engineers", of Title 59, "Mechanical Code", of Tulsa Revised Ordinances, establishing an effective date. (Lakin) [UED 7/24/24; CC 7/24/24; CC 7/31/24] 24-737-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 26, Tulsa Revised Ordinances, Titled, "Parks, Mall and Plaza," to add a new section, Section 112, defining the extent of Zink Lake

and South Tulsa Lake and regulating the use of watercraft and other conduct on Arkansas River Lakes; amending Sections 103 and 105 defining acts prohibited in parks; amending Sections 106 and 107 relating to park permits; providing that notice of rules and regulations will be posted at park and lake entrances.
(Emergency Clause) (Cue, Bellis, Lakin) [PW 7/24/24; CC 7/24/24; CC 7/31/24] 24-735-2

Public Comments:
Jack Seawright – 7.h.
James Alexander, Jr. – 7.c, 7.d.
Bernice Alexander – 7.b, 7.c, 7.d.

Councilor Patrick moved to approve 7.a – 7.h with the emergency clause on 7.h.
Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 6 Nays: 0 Absent: 3 Abstentions: 0

Motion carried.

Councilor Miller left the meeting at 5:28 P.M.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bellis reminded everyone of the elections and charter amendments on the ballot in August.

- b. Consideration and possible approval of Council initiation of a Zoning Code Amendment related to Principal-Use Family Child Care Home regulations. (Bellis) [UED 7/24/24; CC 7/31/24] 24-724-2
- c. Consideration and possible approval or amendment of the FY 2024-2025 Vision for the Arts Program. [UED 7/31/24; CC 7/31/24] 24-781-2

Councilor Patrick moved to approve 8.b – 8.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 5 Nays: 0 Absent: 4 Abstentions: 0

Motion carried.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. **ADDENDUM:** Hearing and possible action upholding or denying an appeal to the City Council requested by Ms. Linda Logsdon contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 088460, finding that the property located at 1163 N. College Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-3) [CC 7/31/24]

Joseph Feathers from Code Enforcement addressed the Council.

Linda Logsdon, the appellant, addressed the Council.

There was Council discussion.

Councilor Patrick moved to deny the appeal for 10.a and affirm the decision of the Hearing Officer and recall the lien from Tulsa County, providing the appellant pay one hundred dollars (\$100.00) per month until the total remaining amount of one thousand, one hundred eighty dollars (\$1,180.00) is paid in full. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Absent	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 5 Nays: 0 Absent: 4 Abstentions: 0

Motion carried and the appeal was denied.

11. HEARING OF PUBLIC COMMENTS

- a. John Huffines – Friendly Neighbor Association update. [CC 7/31/24] 24-745-1

John Huffines addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Vice-Chair Lakin adjourned the meeting at 6:29 P.M.

Jeannie Cue, Chair of the Council

Lori Doring, Secretary to the Council